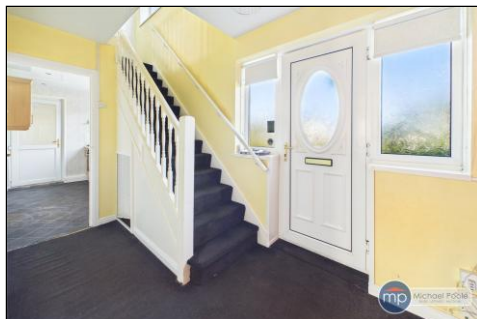


LINDEN ROAD, BROTTON, TS12 2SH



- ▲ Three-bedroom semi-detached home
- ▲ Spacious and well-proportioned throughout
- ▲ Downstairs bathroom
- ▲ Conservatory to the rear
- ▲ Three good-sized bedrooms

- ▲ First floor family bathroom
- ▲ Generous corner plot
- ▲ Off-street parking
- ▲ In need of modernisation with great potential

£130,000

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Situated on the ever-popular Linden Road in Brotton, this spacious three-bedroom semi-detached home offers well-proportioned accommodation throughout and excellent potential for those looking to modernise and add value.

The property benefits from a practical layout, briefly comprising a welcoming lounge, a fitted kitchen, a useful downstairs bathroom, and a bright conservatory to the rear providing additional living space and views over the garden. To the first floor are three generously sized bedrooms along with a family bathroom.

Occupying a generous corner plot, the home enjoys ample outdoor space, with gardens to multiple aspects and the added advantage of off-street parking.

Although the property would benefit from a programme of updating, it presents an exciting opportunity for buyers to create a fantastic family home tailored to their own tastes. Early viewing is recommended to appreciate the size, position, and potential on offer.

GROUND FLOOR

LIVING ROOM - 4m x 3.12m (13'1" x 10'3")

DINING ROOM - 4m x 3.6m (13'1" x 11'10")

KITCHEN - 1.88m x 3.28m (6'2" x 10'9")

HALLWAY - 1.85m x 3.48m (6'1" x 11'5")

BATHROOM - 3.43m x 1.4m (11'3" x 4'7")

SUNROOM - 2.64m x 2.5m (8'8" x 8'2")

TO VIEW: Tel: 01287 552280
10 Chaloner Street, Guisborough, TS14 6QD

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LINDEN ROAD, TS12 2SH

FIRST FLOOR

BEDROOM ONE - 3.5m x 3.66m (11'6" x 12')

BEDROOM TWO - 3.5m x 2.77m (11'6" x 9'1")

BEDROOM THREE - 2.46m x 2.29m (8'1" x 7'6")

LANDING - 2.44m x 2.77m (8' x 9'1")

BATHROOM - 2.41m x 1.65m (7'11" x 5'5")

SERVICES - We are unable to confirm whether the services, central heating system etc, are in satisfactory working order. It would be prudent therefore for any prospective purchaser to ensure any such systems/appliances are tested prior to completion of any purchase.

Mains Utilities

Gas Central Heating

Mains Sewerage

No Known Flooding Risk

No Known Legal Obligations

Standard Broadband & Mobile Signal

No Known Rights of Way

AGENTS REF: - JS/AF/GBH260068/30042026

Council Tax Band: A **Tenure:** Freehold

TO VIEW: Contact our Guisborough office on

Tel: **01287 552280**



LINDEN ROAD, TS12 2SH

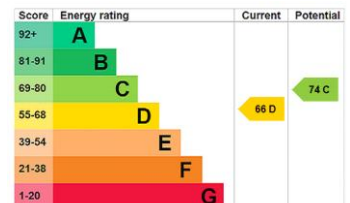


LINDEN ROAD, TS12 2SH





The information provided about this property does not constitute or form part of an offer or contract, nor may it be regarded as representations. All interested parties must verify accuracy and your solicitor must verify tenure and lease information, fixtures and fittings and, where the property has been recently constructed, extended or converted, that planning/building regulation consents are in place. All dimensions are approximate and quoted for guidance only, as are floor plans which are not to scale, and their accuracy cannot be confirmed. Reference to appliances and/or services does not imply that they are necessarily in working order or fit for the purpose. We offer our clients an optional conveyancing service, through panel conveyancing firms, via MWU and we receive on average a referral fee of one hundred and thirty pounds, only on completion of the sale. If you do use this service, the referral fee is included within the amount that you will be quoted by our suppliers. All quotes will also provide details of referral fees payable.



TO VIEW: Contact our Guisborough Office on Tel: **01287 552280**
10 Chaloner Street, Guisborough, TS14 6QD